

**RATIFICATION OF OIL AND GAS LEASE
(SUBSTITUE LESSOR AFTER FORECLOSURE)**

WHEREAS, by Oil and Gas Lease dated December 6, 2006, LESSORS **JUAN SERRANO AND HELEN SERRANO** executed an Oil and Gas Lease as Lessor to **FORT WORTH ENERGY COMPANY, LLC**, as Lessee. Such Lease is recorded as Instrument Number D206384510, Official Public Records, Tarrant County, Texas ("The Lease"), covering property described as:

Lot 28, Block 21, Southside Addition to the City of Fort Worth, Tarrant County, Texas, ("The Property"), and

WHEREAS the property is the same property described in a Warranty Deed with Vendor's Lien from **BEVERLY JAYNE GAVREL, et vir, GUS GAVREL, to JUAN SERRANO AND HELEN SERRANO**, which is recorded as Instrument Number D204049595, Official Public Records, Tarrant County, Texas ("Deed"); and

WHEREAS, in order to secure the vendor's lien contained in the Deed, Lessors executed a Deed of Trust which is recorded as Instrument Number D204049594, Official Public Records of Tarrant County, Texas, ("Deed of Trust"); and

WHEREAS after default in the obligations secured by the vendor's lien contained within the Deed, and the terms of the Deed of Trust, and specifically pursuant to the terms of the Deed of Trust and Texas law, the Property, and all rights of Lessors in the property, including without limitation all existing mineral ownership rights, was sold to **BEVERLY JAYNE GAVREL**, by Foreclosure Deed, which is recorded as Instrument Number D20821905, Official Public Records of Tarrant County, Texas; and

WHEREAS **BEVERLY JAYNE GAVREL** now desires to ratify, confirm and join in the Lease as **SUBSTITUTE LESSOR**, as the owner of all rights previously held by **LESSORS JUAN SERRANO AND HELEN SERRANO**, in the Property;

NOW, THEREFORE IN CONSIDERATION, of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is acknowledged each and every one of the undersigned **SUBSTITUTE LESSOR**, hereby confirms and ratifies the Lease, in all respects and hereby grant,

lease and let exclusively unto Lessee, as if she had originally signed said lease, for the purpose of investigating, exploring, prospecting, drilling and mining for and producing oil, gas and all other minerals in accordance with the Lease, the land in Tarrant County, Texas, Exhibit A to the Lease, which is fully incorporated herein for all purposes and being the Property described above.

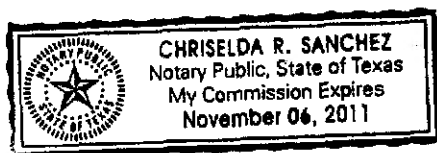
Save and except for the identity of the Lessors, the original terms of such Lease are hereby confirmed and ratified in all respects.

SIGNED this 8th day of August, 2008.

Lessor: Beverly Jayne Gavrel
BEVERLY JAYNE GAVREL

STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me on this 8th day of August, 2008, by
BEVERLY JAYNE GAVREL.



Chriselda R. Sanchez
Notary Public in and for the State of Texas



PENN & ASSOC LLC
1525 MERRIMAC CIRCLE

FT WORTH TX 76107

Submitter: PENN & ASSOC LLC

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 08/13/2008 02:34 PM
Instrument #: D208317375
LSE 3 PGS \$20.00

By: _____



D208317375

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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